Karen Johnson Davidson County
Batch# 843266 DEEDWARR
04/20/2022 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $15,540.00
20220420-0045944

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-24-2025

W-CL-22-1220

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
The Morning Glory Trust dated February 7, 2022	**Same as New Owner**	
(NAME)	(NAME)	**082-09-0-260.00**
11444 West Oplympic Blvd, Floor 11		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COLLEEN B. LOCKE (INCORRECTLY REFERRED TO IN THE PRIOR DEED AS COLLEN B. LOCKE) AND KEVIN D. LOCKE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARA HOFMAN, TRUSTEE OF THE MORNING GLORY TRUST DATED FEBRUARY 7, 2022,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 52 feet of Lot No. 113 on the Plan of D.T. McGavock's First Addition to Nashville of record in Plat Book 10, Pages 606 through 609, inclusive in the Register's Office for Davidson County, Tennessee.

Said Southerly part of Lot No. 113 fronts 52 feet on the Easterly Side of Seventh Avenue, North, formerly Vine Street, and runs back 175 feet between parallel lines with the Northerly line of Lot No. 112 on said plan to an alley.

Being the same property conveyed to Collen B. Locke and Kevin D. Locke, wife and husband by Warranty Deed from Sam E. Wallace, Jr. and Robert E. Wallace and Michael E. Wallace and Mary Elizabeth Wallace Deweese and Regina Elaine Wallace Goad, Heirs under the Last Will and Testament of Jean Elizabeth Medley Wallace, of record in Instrument No. 20180102-0000642, Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 2, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 10, Pages 606 through 609, inclusive, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1220 7th Avenue North, Nashville, Tennessee 37208-2606**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 13th DAY OF APRIL, 2022.

Colleen B. Locke

Kevin D. Locke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLLEEN B. LOCKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN D. LOCKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/13/2022.

Date

Affiant Signature

4/14/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of April, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025